

**PERSPECTIVA + 3D/I**

7380 Remcon Circle Suite A
El Paso, TX 79912
Tel: 915-833-2488 Fax: 915-225-3457

01 AUG 24 PM 1:24

PROJECT: N/APROJECT NO: N/A

TO: City Clerk
2 Civic Center Plaza, 2nd Floor
El Paso, Texas 79901

DATE: 08/24/04ATTN: Richarda D. MomsenTRANSMITTAL
NUMBER: _____

RE: Regular Agenda Item for 8/31/04 City Council
Program Outlook Report
2000 Quality Of Life Bond Program

WE ARE TRANSMITTING THE FOLLOWING:

CORRESPONDENCE FOR APPROVAL
 DRAWINGS FOR QUOTATION
 SPECIFICATIONS

APPROVED
 APPROVED AS NOTED
 FOR RE-SUBMITTAL

QTY	DESCRIPTION	REMARKS
1	Agenda Item Form Dated 8/31/04	
1	BOAC Motion Dated 8/17/2004	Original Signed Motion
1	Program Outlook Report Dated 8/12/04	
1	Program Master Schedule Dated 8/16/04	

REMARKS/COMMENTS:

Richarda;

This item affects all City Districts.

COPY:

Job File

Juan Contreras
Program Manager

RECEIVED: _____

DATE: _____

COMPANY: _____

Agenda Item Form

Agenda Date: 8/31/04

Districts Affected: All

Dept. Head/Contact Information: Juan Contreras, Program Manager - 2000 QOL Bond Program

Type of Agenda Item:

- | | | |
|--|---|--|
| <input type="checkbox"/> Resolution | <input type="checkbox"/> Staffing Table Changes | <input type="checkbox"/> Board Appointments |
| <input type="checkbox"/> Tax Installment Agreements | <input type="checkbox"/> Tax Refunds | <input type="checkbox"/> Donations |
| <input type="checkbox"/> RFP/ BID/ Best Value Procurement | <input type="checkbox"/> Budget Transfer | <input type="checkbox"/> Item Placed by Citizen |
| <input type="checkbox"/> Application for Facility Use | <input type="checkbox"/> Bldg. Permits/Inspection | <input type="checkbox"/> Introduction of Ordinance |
| <input type="checkbox"/> Interlocal Agreements | <input type="checkbox"/> Contract/Lease Agreement | <input type="checkbox"/> Grant Application |
| <input checked="" type="checkbox"/> Other <u>BOAC Motion</u> | | |

Funding Source:

- General Fund
 Grant (duration of funds: _____ Months)
 Other Source: 2000 Quality Of Life Bond Program

Legal:

Legal Review Required Attorney Assigned (please scroll down): Approved Denied

Timeline Priority: High Medium Low # of days: _____

Why is this item necessary:

That the Mayor and City Council approve the Program Manager's parks contingency allocation plan as outlined in P+3's Program Outlook report dated August 12, 2004, attached, as ratified by the Bond Overview Advisory Committee (BOAC) on August 17, 2003.

The additional funds are required to offset the increase costs attributed to inflation and construction market forces and to allow the original scope of work to be implemented as presented to the voters in the 2000 Quality Of Life Bond Proposition Number 2. The allocation of funds from the park contingency to a specific park will be done on an as need basis with prior approval from BOAC and City Council.

Explain Costs, including ongoing maintenance and operating expenditures, or Cost Savings:

None

Statutory or Citizen Concerns:

None

Departmental Concerns:

None

MOTION

August 17, 2004

Motion made, seconded and carried to recommend to the Mayor and City Council that the following be done:

That the Program Manager's parks contingency allocation plan as outlined in P+3's Program Outlook report dated August 12, 2004, attached, be ratified as submitted.

The Deputy CAO for Building and Planning Services is hereby directed to deliver an original of this Motion to the Mayor and place this recommendation on the City Council Agenda for discussion and action.

APPROVED this 17th day of August 2004.

BOND OVERVIEW ADVISORY COMMITTEE



Gus Haddad - Chair

Cc: BOAC
Parks and Recreation Department



Program Outlook

2000 Quality Of Life (QOL) Bond Program

Perspectiva+3D/International (P+3) has reviewed the proposed scope of seventy one (71) park projects which are in the scope development phase or are under design and we are confident that the original scope of these park projects can be implemented despite the projected increase in construction activity and inflation. To offset the projected cost increases the funds set aside in the Parks Contingency budget and the unutilized project contingency from the projects which are substantially complete must be used in a timely basis to allow the 71 projects to proceed. Attachment A lists the original scope / budget allocation on all the 2000 QOL Bond Park projects as provided by the Parks Department to the voters. P+3 has incorporated our conceptual estimate increase (column Y) to allow the original scope to be implemented. P+3's analysis (Attachment A - row 121) indicates an additional \$2,705,000 will be required to achieve the objective of fulfilling the original scope of the park projects. P+3 estimates that the projected Park contingency (Attachment A - row 124) of \$2,974,600 can cover the additional funds required with a contingency of \$269,600 for unforeseen conditions (Attachment A - row 126).

A key element in the above analysis is the City transferring unused project contingencies estimated at \$750,000 from the projects in which the construction risk is minimal or are complete to the Park contingency fund (reference Attachment A - row 122 and Attachment B) to allow P+3 to utilize the Parks contingency funds (reference Attachment C) in a timely basis to augment the budgets of the 71 park projects which are not under construction.

Since the Library, Zoo and Museum propositions did not include a contingency fund to offset inflation and construction market cost increases the scope of the projects will need to be adjusted to meet the budget allocated within their propositions.

P+3's program management fee has been incorporated into program budgets for all QOL Bond Program projects.

Construction Market Outlook

In the recent months the construction industry has experienced sharp increase in material costs which have negatively impacted the construction bid market in El Paso. In addition numerous construction bond programs have been approved in El Paso County which will increase in the number of construction projects in El Paso the next five years. The increased competition will increase the demand and cost for construction related labor and material. As the market forces increase the cost of construction projects the QOL Program will be challenged to achieve the desired project scopes identified in 1998 within the budgets established and approved by the voters in 2000.

In the spring of 2004 the construction industry in the United States saw a dramatic increase in construction material prices which has affected recently bid 2000 QOL Bond projects. Engineering News-Record (ENR) reported in March 22, 2004 the following first quarter increases in materials based on the 20-city average price survey – structural steel 11.6%, reinforcing steel 23.5%, plywood 40.6%, copper water pipe 14.6%, lumber 15.2% and drywall (gypsum board) 5%. The most dramatic increases affecting the commercial construction market has been the increase in steel prices and a shortage of steel related materials. ENR reported on May 24th the steel prices continued to climb with rebar increasing an additional 8% in April for a price increase of 40% above a year ago and structural steel increasing 1.9% in April lifting prices 21% above a year ago. All equipment and building materials which include steel have seen price hikes and delivery delays. "The net effect on construction costs due to the general increase in steel prices is expected to be 8% for the next six months..." according to a study by the Boyken International, an Atlanta based program management consultant. The cost of steel is projected to stabilize by the end of the year once the high demand for scrap steel from China diminishes and the US production of steel increases to meet the new demand. Increase energy prices are further adding to the overall inflation in the construction industry. Construction industry groups are attempting to include economic price adjustment (EPA) provisions in both new and existing fixed-price construction contracts to shift the risk of material increases to the Owner. The City needs to be aware of the potential risk of contractors requesting an equitable adjustment to their contracts due to the volatile materials market.

The recent approval of numerous construction bond programs in El Paso County and the sharp increase in construction materials has further increased the urgency of placing the QOL projects into the construction market. The net effect to the QOL Bond Program is impossible to accurately estimate or quantify. Construction industry inflation indexes are tracing the average annual inflation rate for construction at 5.6%. The local construction market conditions could potentially add an additional 3% to 4% to the national average. The following is a listing of the major construction bond programs in El Paso (excluding work by UTEP, Texas Tech, TexDOT, or Federal work in the local agencies and military bases) which will dramatically increase the demand for construction services:

El Paso County - Projected Design / Construction Market

	Valuation	Yrs	BPS Annual Report 2003	4th Qtr 2004 *	2005	2006	2007
School Bond Elections							
EPISD	\$ 188,000,000	4		\$ 11,750,000	\$ 47,000,000	\$ 47,000,000	\$ 47,000,000
YISD	\$ 240,000,000	3		\$ 20,000,000	\$ 80,000,000	\$ 80,000,000	\$ 60,000,000
SISD	\$ 180,000,000	5		\$ 9,000,000	\$ 36,000,000	\$ 36,000,000	\$ 36,000,000
CISD / Tornillo / Fabens	\$ 100,000,000	4		\$ 6,250,000	\$ 25,000,000	\$ 25,000,000	\$ 25,000,000
Schools & Educational	\$ 708,000,000		\$ 13,675,660	\$ 47,000,000	\$ 188,000,000	\$ 188,000,000	\$ 168,000,000
% Increase from 2003					1375%	1375%	1228%
Capital Improvement Projects (CIP) Bonds							
El Paso 2000 QOL Bonds	\$ 99,000,000	3		\$ 8,250,000	\$ 33,000,000	\$ 33,000,000	\$ 24,750,000
El Paso 2004 CIP Bonds	\$ 90,000,000	3		\$ 7,500,000	\$ 30,000,000	\$ 30,000,000	\$ 22,500,000
County CIP Bonds	\$ 30,000,000	2		\$ 3,750,000	\$ 15,000,000	\$ 11,250,000	
	\$ 189,000,000			\$ 19,500,000	\$ 78,000,000	\$ 74,250,000	\$ 47,250,000
Other Commercial Work **			\$ 207,335,013	\$ 51,833,753	\$ 217,701,764	\$ 228,586,852	\$ 240,016,194
Total Commercial / Educational Permits			\$ 221,010,673	\$ 118,333,753	\$ 483,701,764	\$ 490,836,852	\$ 455,266,194
% Increase from 2003					219%	222%	206%

* - assume 25% of the year total to be bid in the fall

** - assume a 5% increase per year

The main challenge faced by Perspectiva + 3 D/I (P+3) and the key to the future success of the 2000 Quality Of Life (QOL) Bond Program is to improve the time required to complete the design of the projects to allow the projects to be bid before the construction market is saturated by the new work. The increase in construction activity will increase the cost of construction as general contractors and their specialty trade subcontractors will no longer have to compete for a limited amount of work thereby allowing them to increase their profit margins. As the bonding capacity of the local general contractors is exhausted, out of town contractors will have the incentive to compete in the local market as they will be able to recover the incremental cost of coming to work El Paso. The increase construction activity will begin to affect the market in late fall 2004 and spring 2005 as the designs are completed for the work authorized in early 2004.

P+3 Program Management Status

P+3 was hired in September 2003 to implement the construction of 95 projects with a program value of \$100,362,500 in 44 month. P+3 has started the design process and/or construction on 52 projects. There are 43 park projects with a program budget of \$15,598,000 which have not proceeded into the design phase. The following is the breakdown of the park projects which the design work has not started:

No.	Name of Project	Dist	Current Budget	Subtotal
1	Westside Sports Complex	1	\$ 5,800,000	
2	New Soccer Facility	All	\$ 5,000,000	
3	Pavo Real Park & Pool	6	\$ 1,456,000	
			12.0%	\$ 12,256,000
40	Projects with Program Budget under \$350,000		3.0%	\$ 3,342,000
43	Total in Scope Development		15.0%	\$ 15,598,000

The design selection process on the Westside Sports Complex is now underway as the city has resolved the site acquisition issues. The design selection process on the Fort Bliss Soccer Complex is pending resolution of site selection issues which the City is negotiating with external entities.

City Management and the Parks Department have requested that Pavo Real Pool Improvements be constructed at the end of the program to allow any remaining contingency funds from completed projects to augment the construction budget. This project entails the enclosing of the existing 50 meter outdoor pool and major renovations of the existing pool and associated equipment. The strategy of leaving this project until the majority of the park projects have been bid will allow all remaining Park Contingency to augment the development budget of this project and maximize the use of the funds approved under the 2000 QOL Bond Program.

The biggest challenge for P+3 will be the implementation of the 40 smaller park projects with an average program budget of \$83,550 and an average construction budget under \$65,000.

Park Project Specific Analysis / Contingency Allocation

Please reference Attachment A which lists the original scope / budget allocation on all the 2000 QOL Bond Park projects as provided by the Parks Department. The projects have been grouped by the status of the projects development and by proposed functional groups for the 43 projects in scope development.

P+3 has reviewed and performed a conceptual estimate based on the approved detailed scope on the park projects which are under design, A&E selection and the projects which are in scope development. P+3 has added a column to the Park's scope file (Column Y) to indicate P+3's estimate of the additional funds which may be required to perform the original scope presented to the public. P+3's analysis (Attachment A - row 121) indicates an additional \$2,705,000 will be required to achieve the objective of fulfilling the original scope of the park projects. P+3 estimates that the projected Park contingency (Attachment A - row 124) of \$2,974,600 can cover the additional funds required with a contingency of \$269,600 for unforeseen conditions (Attachment A - row 126).

A key element in the above analysis is the City transferring unused projects contingencies estimated at \$750,000 on the projects in which the construction risk is minimal to the Park contingency fund (reference Attachment A - row 122 and Attachment B) and allowing P+3 to utilize the Parks contingency funds (reference Attachment C) in a timely basis to augment the budgets of the 71 park projects which are not under construction.

Projects which are under construction or in the bid process should proceed under the current policies. If the bids are over the current budget the remaining projected contingency of \$269,600 (Attachment A - row 126) should be utilized to allow the contract to be awarded.

P+3 recommends that the design proceed immediately on the projects listed on page 2 and 3 of Attachment A, with the exception of the Pavo Real Pool Improvement Project, to allow detailed estimates to be performed based on the original scope to evaluate if the additional funds identified will suffice to proceed with the bidding of the projects. Budget transfers from the Parks' contingency fund would occur based on the detailed estimates prior to bidding the project. The current policy of creation of alternates to achieve an awardable bid and the new City policy on the use of project contingency to incorporate alternates not awarded once the construction risk is minimized would not be changed.

Program Management Fees / Program Savings

P+3's program management fee has been incorporated into the Program Budgets in the above analysis. Attachment C is a comparison of the impact of inflation on a ten year, seven year and four year bond program. The comparison of the seven to the four year bond program is based on the \$100,000,000 which P+3 is managing. Factoring the effects of inflation P+3 estimates the program will have a net savings of approximately \$4,813,000 to \$5,250,000.

In addition to the above savings P+3 has established a design budget of 8.78% of the Program budget for design which will reduce the design fees by approximately 1% as compared to the design budgets established

by the Engineering department. P+3 is managing the A&E selection process on 80 projects with a Program Budget of \$64,390,000 which should translate to an additional savings of \$643,900.

Conclusion

P+3 is confident that the original scope of the park projects can be implemented despite the projected increase in construction activity and inflation if the funds set aside in the Parks Contingency fund and the unutilized project contingency is allowed to be used in a timely basis to offset increases.

The City Of El Paso will be faced with the following options for the implementation of the projects which have not progressed to the design stage or when the construction bids are over the allocated budget:

1. - Design the projects to meet the allocated / revised budget with alternates to meet the original scope based on the design estimates. Value engineer the designed work to make the project's budget to allow for an awardable construction bid.
2. - Utilize construction contingency funds from completed projects and the Park Proposition Contingency to increase the construction budget to achieve the original scope for the proposed project.
3. - Formalize the new City policy on the use of project contingency to incorporate alternates not awarded or incorporate original scope items not designed once the construction risk is minimized.
4. - Implement the Job Order Contracting (JOC) procurement system. JOC is a process for contracting for construction services under a long term prime contract for indefinite quantity of multiple projects. This process allows for fast response from the prime contractor with reduced up-front time and cost as a single contract based on unit prices can be used on multiple projects.

The City must be prepared to communicate to City Representatives, BOAC members and the public the following issues:

1. - The choices in scope priorities made within individual projects to meet the budgets established for each project. Items not be implemented into the projects must be communicated as the design estimates are developed and once the construction contract has been awarded.
2. - Explain the use of contingency and/or additional funds when used to award a construction contracts when the base bid costs exceed the project budget.
3. - Account for unused funds on completed projects as soon as possible to allow the funds to be utilized on current projects. The City has managed since 2000 approximately 45 QOL park projects with a program budget of \$18,345,500 which have not been closed / reconciled. The projected savings from the construction contingency on the 45 City projects is estimated at \$750,000. As the construction risk diminishes, the City needs to release portions of the project construction contingency to replenish the Park Contingency fund to augment the budget of future projects.
4. - Clarify the City's position of using the project's construction contingency to fund change orders to the construction contract to incorporate alternates not accepted at the time of construction award. As the construction risk diminishes, the City should release portions of the project construction contingency to allow the change order to be issued without delaying the completion of the projects.

P+3 Program Outlook

CITY OF EL PASO - 2000 QOL PARK BOND ISSUE PROJECTS

Approved May 2000

Attachment A

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	
1	2	Construction Cost Allocation @ 82.5% - including land acquisition, construction, fixtures, furniture and equipment costs																								
3	No	PM	NAME of PARK PROJECT	D i s t	Original Project Budget	Soft Costs @ 17.5%	Major Devel.	Play Grounds	Irrigation	Shelters / Reserves	Area and Ballfield Lighting	Basketball Courts	Swimming Pools	Tennis Courts	Sidewalks & Concrete Work	Rest-rooms	Parking Lot Paving	Fencing	Bleachers	Trees	Jogging Paths	Tables, Benches, Trash Cans & Rockwall	Original Project Budget	Additional Construction Funds From Contingency	Revised Budget	
4	96	97	27	Fort Bliss Soccer Facility - D & C	CW	\$ 5,000,000	\$ 875,000	\$ 4,125,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000,000	\$ -	\$ 5,000,000
98	65	P+3	Muchison	CW	\$ 92,000	\$ 16,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,900	\$ 92,000	\$ 8,000	\$ 100,000
99	58	P+3	Scenic Drive	CW	\$ 92,000	\$ 16,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,900	\$ 92,000	\$ 8,000	\$ 100,000
100	District City Wide																									
101	102	103	Soft Cost Budget Allocation @ 17.5% - Includes Design, Inspections, Testing, Purchasing & Management (P+3 & City)																							
104	105	106	Summary:																							
107	88	Design & Not Started Subtotal	\$ 39,092,000	\$ 6,841,100	\$ 24,042,975	\$ 594,000	\$ 1,641,750	\$ 462,000	\$ 350,625	\$ 288,750	\$ 1,559,250	\$ 108,900	\$ 115,500	\$ 185,625	\$ 878,625	\$ 545,325	\$ 192,226	\$ 353,925	\$ 173,250	\$ 756,175	\$ 39,429,000	\$ 2,705,000	\$ 42,134,000			
108	Current Park Contingency Fund - 7/1/04																									
109	Projected Contingency Contribution - City Managed Projects																									
110	Eastwood Park - Projected Contingency Contribution																									
111	Total Projected Park Contingency																									
112	\$ 2,974,600																									
113	\$ 2,974,600																									
114	Remaining Contingency / Anticipated Savings																									
	\$ 269,600																									

COEP Projects - Quality Of Life Bond Program

No.	Name of Project	Budget	Const Budget	Estimated Project Contingency	% Comp. 6/2/04 City BOAC	Savings to Contingency Per BPS (8/10/04)	Actual Transfers to Parks Contingency
1	Westside Regional Library Branch	4,457,000	3,342,750	334,275	99%	\$ -	
2	Books and Library Materials	5,513,000	4,134,750	413,475			
3	Library Automation Services	635,000	476,250	47,625			
4	Renovation of San Jose Branch Library	2,938,000	2,203,500	220,350		\$ -	
Proposition 1 - Libraries		13,543,000	10,157,250	1,015,725		\$ -	
1	Cohen Stadium Canopy	1,800,000	1,350,000	135,000	100%	\$ 56,858	
2	Edgemere Median Park	230,000	172,500	17,250	100%	\$ -	
3	Lower Valley Park Improvements: Capistrano	78,000	58,500	5,850	100%	\$ 22,884	
4	Lower Valley Park Improvements: Riverside	50,000	37,500	3,750	100%	\$ 23,354	
5	Nations Tobin Park Improvements	2,846,000	2,134,500	213,450	100%	\$ 150,000	
6	Normandy	51,000	38,250	3,825	100%	\$ -	
7	North Hills (Chuck Heinrich)	85,000	63,750	6,375	100%	\$ 5,047	
8	Paul Harvey	396,000	297,000	29,700	100%	\$ 12,839	
9	Ponder	665,000	498,750	49,875	100%	\$ 68,480	
10	Student Memorial	67,000	50,250	5,025	100%	\$ 3,632	
11	Westside Park Improvements: Mission Hills	320,000	240,000	24,000	100%	\$ 25,587	
12	Zaragoza Park	296,000	222,000	22,200	100%	\$ 28,160	
13	Blackie Chesher Park	1,903,500	1,427,625	142,763	99%	\$ -	
14	Eastside Park Improvements: Travis White	350,000	262,500	26,250	99%	\$ 114,174	
15	Vista del Valle & Multipurpose Center Imp.	2,091,000	1,568,250	156,825	99%	\$ -	
16	Marwood	734,000	550,500	55,050	95%	\$ 56,903	
17	Sunridge Park Improvements	940,000	705,000	70,500	95%	\$ 100,000	
18	Westgreen Park	305,000	228,750	22,875	92%	\$ 2,000	
19	Valley Creek Park Improvements	1,000,000	750,000	75,000	85%	\$ -	
20	Cohen Stadium Rehabilitation	200,000	150,000	15,000	35%	\$ -	
21	Carolina Phase 2	16,000	12,000	1,200		Closed	16,000
22	Central Warehouse	35,000	26,250	2,625		Closed	4,683
23	Logan	72,000	54,000	5,400		Closed	72,000
24	Lower Valley: Hidden Valley	426,000	319,500	31,950		Closed	65,609
25	Marion Manor	255,000	191,250	19,125		Closed	30,310
26	Pera-Luna	31,000	23,250	2,325		Closed	31,000
27	San Juan Strip - 1	31,000	23,250	2,325		Closed	31,000
28	San Juan Strip - 2	11,000	8,250	825		Closed	11,000
29	Thorn	165,000	123,750	12,375		Closed	165,000
30	Veterans Park Ballfield Lights	178,000	133,500	13,350		Closed	20,905
31	Yucca	10,000	7,500	750		Closed	10,000
32	Acosta (Delta) Park	27,000	20,250	2,025		\$ -	
33	Alethea Park	178,000	133,500	13,350		\$ -	
34	Alta Vista Park Ballfield Lights	122,000	91,500	9,150		\$ -	
35	Boys & Girls Club	58,000	43,500	4,350		\$ 3,906	
36	Crestmont	203,000	152,250	15,225		\$ 1,763	
37	E.L. William (Lafayette)	193,000	144,750	14,475		\$ -	
38	Houston Park	77,000	57,750	5,775		\$ 32,950	
39	Irrobaly, Tula (Alamo)	82,000	61,500	6,150		\$ 44,690	
40	Lions Plazita	1,000	750	75		\$ -	
41	Lomaland	192,000	144,000	14,400		\$ -	
42	Ranchos del Sol #2 (Land Acquisition only)	300,000	225,000			\$ -	
43	Rio Grande River Park	1,000,000	750,000	75,000		\$ -	
44	Sabrina	250,000	187,500	18,750		\$ -	
45	Tables, Benches, Trash Cans & Rockwalls					\$ -	
46	Valley Library grounds	25,000	18,750	1,875		\$ -	
Proposition 2 - Parks		18,345,500	13,759,125	1,353,413		\$ 753,227	457,507
47	New Marine Mammal Exhibit	2,700,000	2,025,000	202,500	100%		
48	Relocation of Washington Senior Center	1,950,000	1,462,500	146,250	100%	\$ 100,000	
49	New Pool @ Delta	1,835,000	1,376,250	137,625	100%	\$ 100,000	
Proposition 3 - Zoo		6,485,000	4,863,750	486,375		\$ 200,000	
Proposition 1 - Libraries		13,543,000	10,157,250	1,015,725		\$ -	
Proposition 2 - Parks		18,345,500	13,759,125	1,353,413		\$ 753,227	457,507
Proposition 3 - Zoo		6,485,000	4,863,750	486,375		\$ 200,000	
Proposition 4 - Museums							
TOTAL		38,373,500	28,780,125	2,855,513		\$ 953,227	

p
1
3

2000 QOL Parks Contingency Reconciliation

Balance as of May 2000

Starting Amount \$ 2,459,000

<u>Expenditures</u>	<u>Transfer Date</u>	
Northeast Regional Park		\$ (35,000)
Memorial Park and Pool		\$ (275,000)
Blackie Chesher		\$ (267,000)
Riverside		\$ (16,400)
Veterans Ballfield Lighting		\$ (40,000)
Crestmont		\$ (5,000)
Marwood		\$ (20,000)
Mission Hills		\$ (5,000)
Paul Harvey		\$ (15,000)
Lomaland		\$ (75,000)
Memorial Park and Pool	05/18/04	\$ (136,000)
Vistal Del Sol	06/22/04	\$ (52,482)
Subtotal Expenditures		\$ (941,882)

Savings

Central Warehouse	03/01/04	\$ 4,683
Veterans Park Ballfield Lights	05/01/04	\$ 20,905
Marion Manor	05/01/04	\$ 30,310
Lower Valley: Hidden Valley	05/01/04	\$ 65,609
Subtotal Savings		\$ 121,507

Comm Dev Block Grant Projects

Carolina Phase 2		\$ 16,000
Logan		\$ 72,000
Pera-Luna		\$ 31,000
San Juan Strip - 1		\$ 31,000
San Juan Strip - 2		\$ 11,000
Thorn		\$ 165,000
Yucca		\$ 10,000
Subtotal Savings		\$ 336,000

Current Park Contingency Balance \$ 1,974,625

2000 Quality Of Life Bond Program**Inflation Cost Comparison****Ten Year Program:****Net Present Value Calculation**

Year	1	2	3	4	5	6	7	8	9	10	Total
Yearly Payments	\$ 14,000,000	\$ 14,000,000	\$ 14,000,000	\$ 14,000,000	\$ 14,000,000	\$ 14,000,000	\$ 14,000,000	\$ 14,000,000	\$ 14,000,000	\$ 14,000,000	\$ 140,000,000
Annual Discount Rate	4.2%										
Initial Investment	\$ (112,430,363)										\$ (112,430,363)
Net Present Value	(S0)										Inflation Cost \$ 27,569,637

Straight Line Inflation Calculation

Year	1	2	3	4	5	6	7	8	9	10	Total
Amount	\$ 14,000,000	\$ 14,000,000	\$ 14,000,000	\$ 14,000,000	\$ 14,000,000	\$ 14,000,000	\$ 14,000,000	\$ 14,000,000	\$ 14,000,000	\$ 14,000,000	\$ 140,000,000
Construction Inflation @ 4.2% per Year		4.2%	8.4%	12.6%	16.8%	21.0%	25.2%	29.4%	33.6%	37.8%	
Purchasing Power Less Inflation	\$ 14,000,000	\$ 13,412,000	\$ 12,824,000	\$ 12,236,000	\$ 11,648,000	\$ 11,060,000	\$ 10,472,000	\$ 9,884,000	\$ 9,296,000	\$ 8,708,000	\$ 113,540,000

7 yr Program Vs 4 yr Program**Net Present Value Calculation**

Year	1	2	3	4	5	6	7	Total
Yearly Payments	\$ 15,000,000	\$ 15,000,000	\$ 14,000,000	\$ 14,000,000	\$ 14,000,000	\$ 14,000,000	\$ 14,000,000	\$ 100,000,000
Annual Discount Rate	4.2%							
Initial Investment	\$ (85,291,907)							\$ (85,291,907)
Net Present Value	\$0							Inflation Cost \$ 14,708,093

Year	1	2	3	4	5	6	7	Total
Yearly Payments	\$ 15,000,000	\$ 30,000,000	\$ 40,000,000	\$ 15,000,000				\$ 100,000,000
Annual Discount Rate	4.2%							
Initial Investment	\$ (90,105,099)							\$ (90,105,099)
Net Present Value	\$0							Inflation Cost \$ 9,894,901

Savings - 7 yr Program Vs 4 yr Program \$ 4,813,192

Straight Line Inflation Calculation

Year	1	2	3	4	5	6	7	Total
Amount	\$ 15,000,000	\$ 15,000,000	\$ 14,000,000	\$ 14,000,000	\$ 14,000,000	\$ 14,000,000	\$ 14,000,000	\$ 100,000,000
Construction Inflation @ 4.2% per Year	2.1%	6.3%	10.5%	14.7%	18.9%	23.1%	27.3%	
Purchasing Power Less Inflation	\$ 14,685,000	\$ 14,055,000	\$ 12,530,000	\$ 11,942,000	\$ 11,354,000	\$ 10,766,000	\$ 10,178,000	\$ 85,510,000
								Inflation Cost \$ 14,490,000

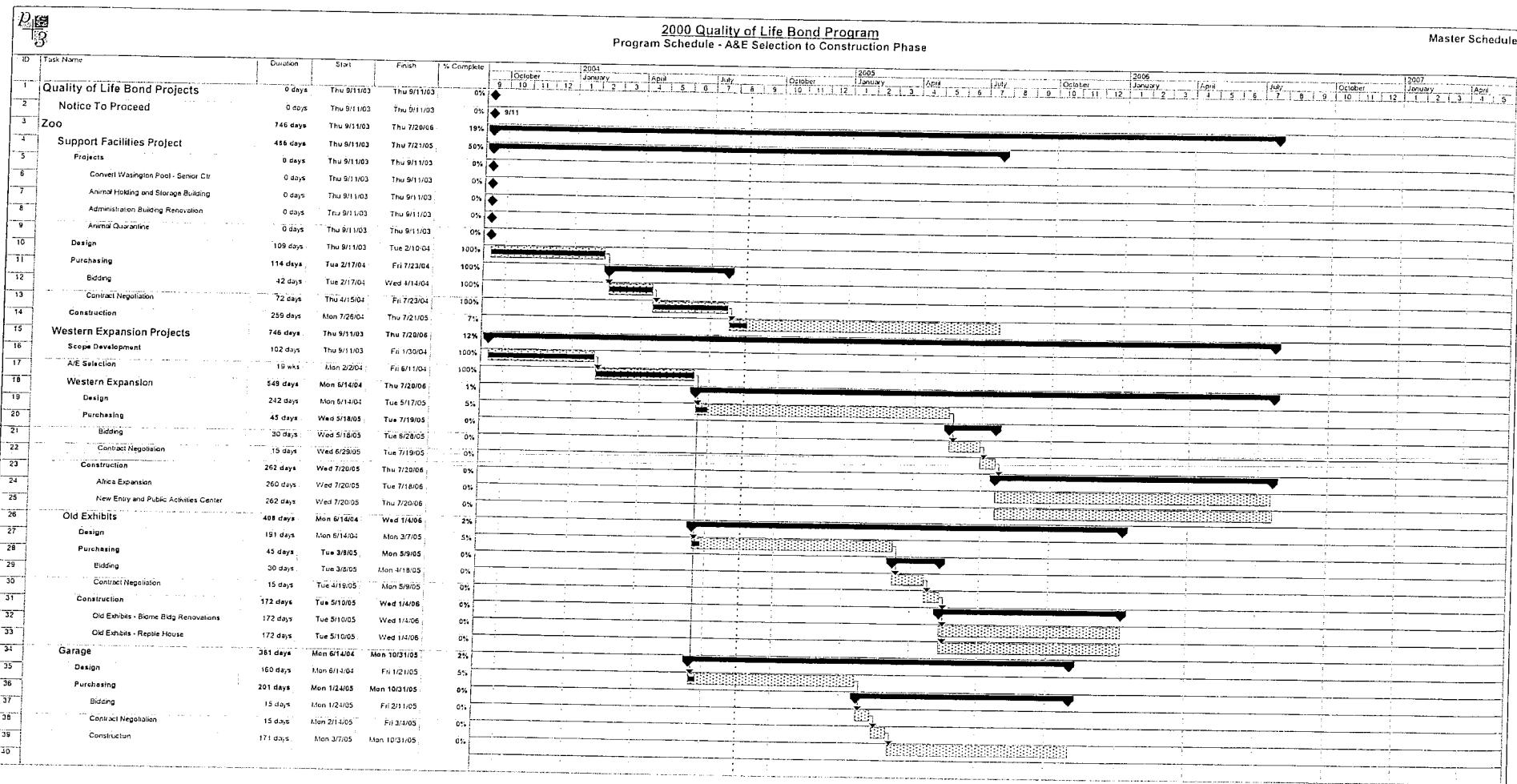
Year	1	2	3	4	5	6	7	Total
Amount	\$ 15,000,000	\$ 25,000,000	\$ 35,000,000	\$ 25,000,000				\$ 100,000,000
Construction Inflation @ 4.2% per Year	2.1%	6.3%	10.5%	14.7%				
Purchasing Power Less Inflation	\$ 14,685,000	\$ 23,425,000	\$ 31,325,000	\$ 21,325,000	\$ -	\$ -	\$ -	\$ 90,760,000
								Inflation Cost \$ 9,240,000

Savings - 7 yr Program Vs 4 yr Program \$ 5,250,000

**Projected Savings
Inflation****Net Present Value
\$ 4,813,192****Straight Line
\$ 5,250,000**

2000 Quality of Life Bond Program
Program Schedule - A&E Selection to Construction Phase

Master Schedule



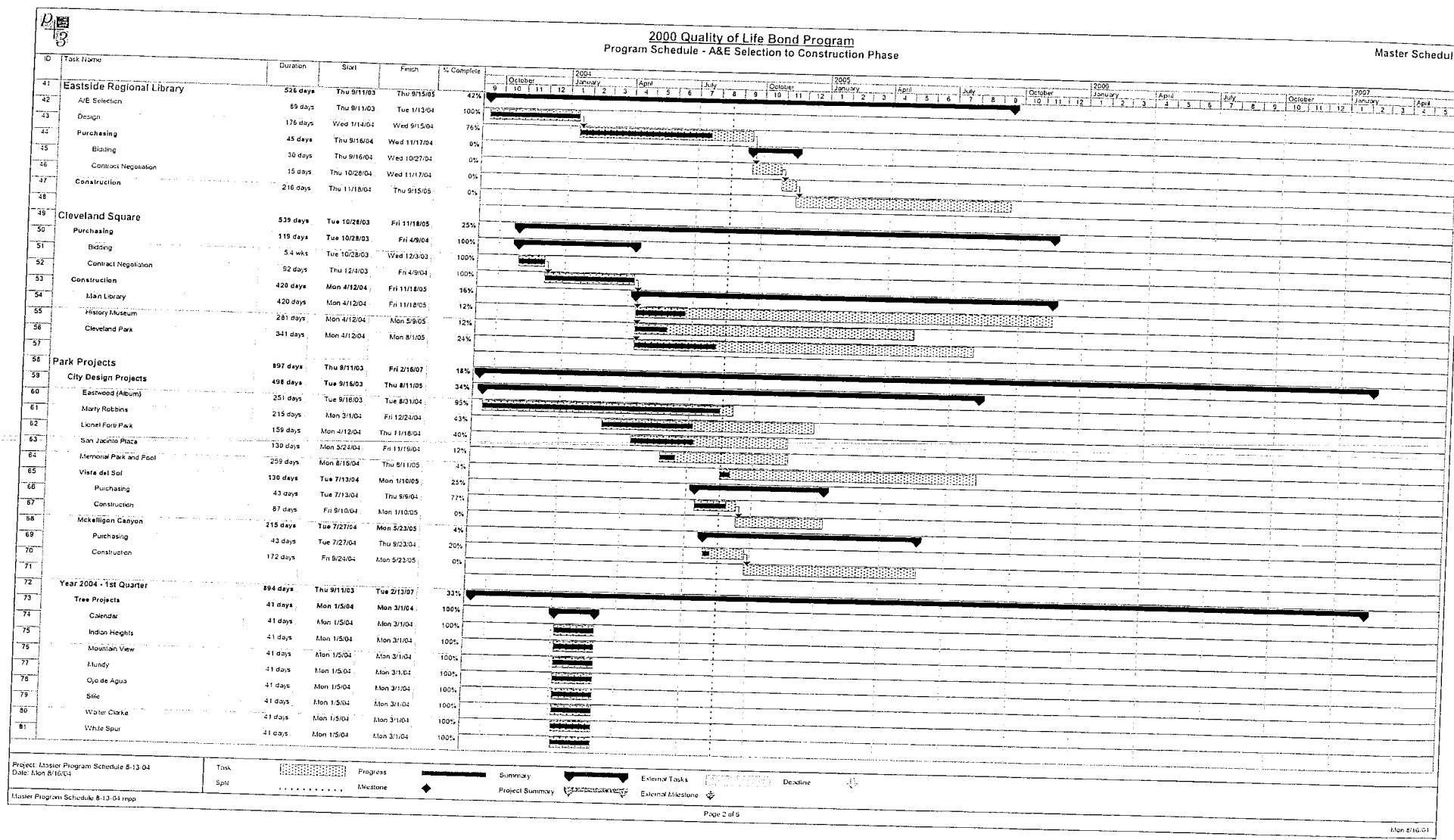
Project: Master Program Schedule 8-13-04
Date: Mon 8/10/04

Task Progress Summary External Tasks Project Summary External Milestones Deadline

Master Program Schedule 8-13-04.mpp

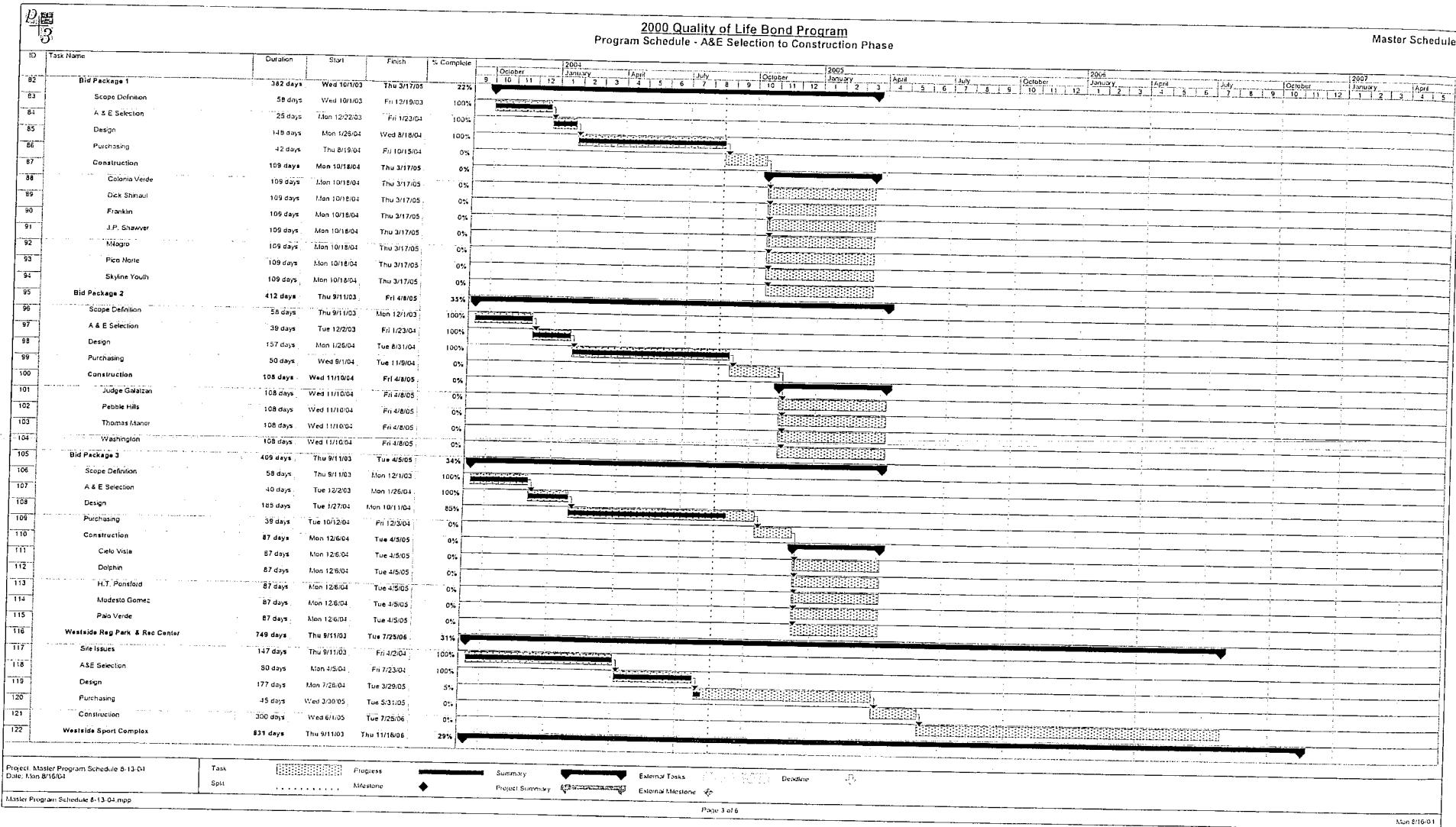
2000 Quality of Life Bond Program
Program Schedule - A&E Selection to Construction Phase

Master Schedule

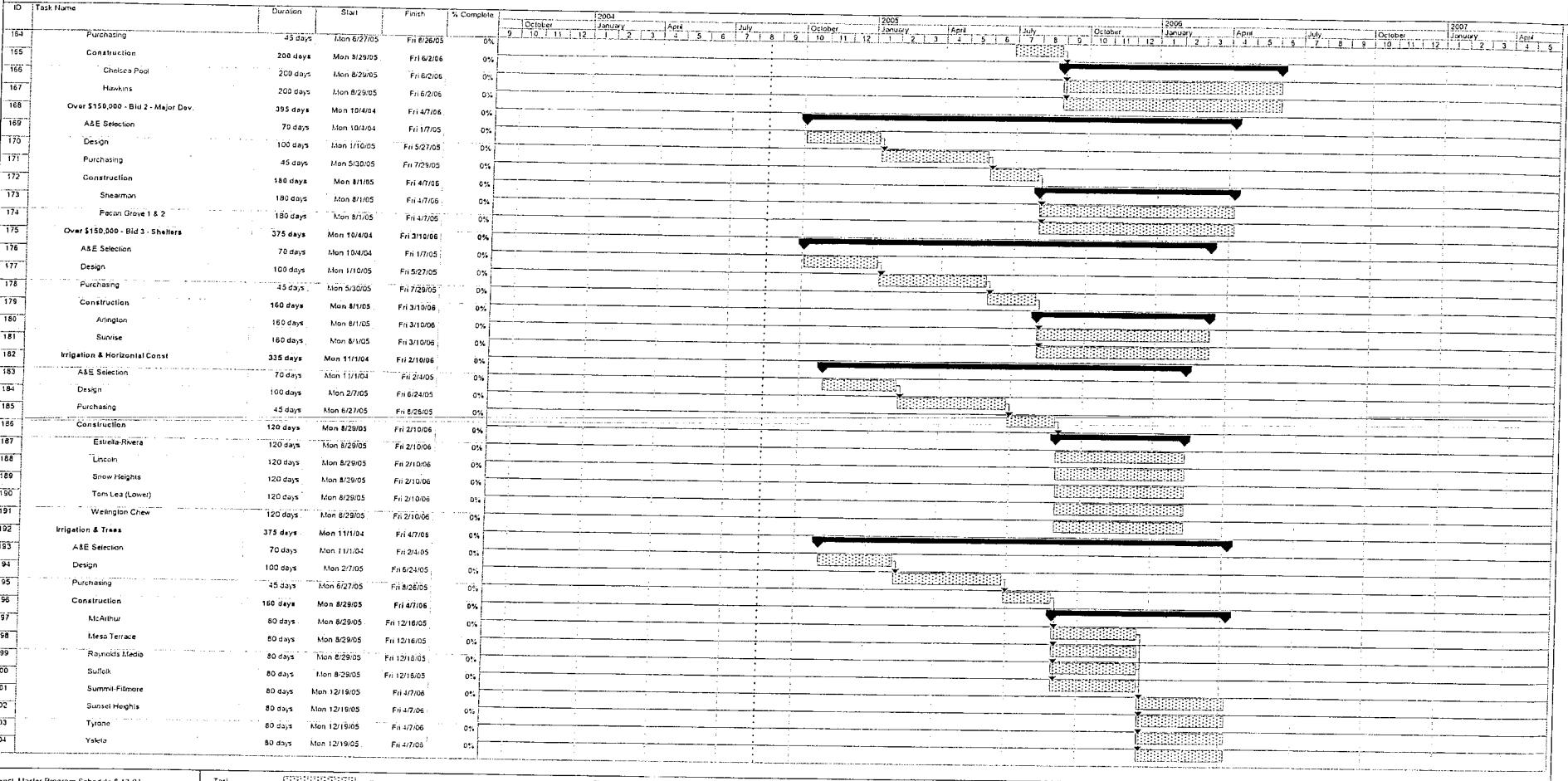


2000 Quality of Life Bond Program
Program Schedule - A&E Selection to Construction Phase

Master Schedule



Project Master Program Schedule B-13-04
Date: Mon 8/16/04



2000 Quality of Life Bond Program
Program Schedule - A&E Selection to Construction Phase

Master Schedule

